

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Government Land (GL) in D.D. 106, Tung Wui Road, Kam Tin, Yuen Long, New Territories* (the Site) for **'Proposed Temporary Eating Place (with Outside Seating Accommodation (OSA)) for a Period of 3 Years'** (the proposed development) (**Plans 1 to 3**).
- 1.2 The existing restaurant that is situated within the amenity block of the transitional housing development approved under S.16 planning application No. A/YL-KTS/1012 (i.e. namely Nascent), is currently operating beyond its design capacity and is unable to adequately serve the needs of the fully intake population of the Nascent. Consequently, the existing restaurant experiences severe and persistent overcrowding.
- 1.3 In order to address this pressing local demand and enhance resident well-being, the applicant proposes to erect a temporary structure as a functional extension to the existing restaurant, thereby improving the provision of essential daily amenities within the development.

2) Planning Context

- 2.1 The Site currently falls within an area zoned "Comprehensive Development Area" ("CDA") on the Approved Kam Tin South Outline Zoning Plan (OZP) No.: S/YL-KTS/15 (**Plan 2**). According to the Notes of the OZP, 'Eating Place' is a Column 2 use within the "CDA" zone, which require planning permission from the Board.
- 2.2 The proposed development with one low rise structure is considered not incompatible with the surroundings, which is dominated by residential and amenity blocks of The Nascent, construction sites of public housing development in Kam Tin South and some village houses. Despite the Site falls within "CDA" zone, there is no known long term development within the area, hence, approval of the current application on a temporary basis of 3 years would not frustrate the long term planning intention of the "CDA" zone.
- 2.3 The Site also falls within the application site boundary of the approved S.16 planning application (No. A/YL-KTS/1012) for 'Temporary Transitional Housing Development', which was approved by the Board on a temporary basis of 3 years in 2024. Since the Site is located adjacent of the eating place at the existing amenity block and would serve as an extension of

the eating place, approval of the current application would bring convenience to the nearby locals and not set undesirable precedent to the "CDA" zone.

3) Development Proposal

- 3.1 The Site occupies an area of 66 m² (about) of GL (**Plan 3**). One temporary structure is proposed for eating place with OSA with total gross floor area (GFA) of 66 m² (about) (**Plan 4**). The operation hours of the eating place are from 07:00 to 20:00 daily including public holidays. It is estimated that the Site would be able to accommodate 25 visitors per day. Detailed development parameters are shown at **Table 1** below:

Table 1 – Major development parameters

Site area	66 m ² (about)
Covered area	66 m ² (about)
Uncovered area	Not applicable
Plot ratio	1 (about)
Site coverage	100% (about)
No. of structure	1
GFA	66 m ² (about)
- Domestic GFA	Not applicable
- Non-domestic GFA	66 m ² (about)
Building height	3 m (about)
No. of storey	1

- 3.2 The Site is accessible from Kam Wui Road via the access of the Nascent (**Plan 1**). Visitor can access the Site by walking through the eating place portion of the existing amenity block. In terms of the logistics arrangement of the proposed development, the applicant will continue to make good use of the loading/unloading bays provided at The Nascent. As the extension of the restaurant is considered insignificant, no extra vehicular trips would be generated by the proposed development and adverse traffic impact to the surrounding road network would not be anticipated.
- 3.3 The applicant will strictly comply with all environmental protection/pollution control ordinances i.e. *Water Pollution Control Ordinance*, *Air Pollution Control Ordinance*, *Noise Control Ordinance* etc. at all times during the planning approval period. No public announcement system or any form of audio amplification system will be used at the Site during

the planning approval period. The applicant will also follow relevant mitigation measures and requirements in the latest the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department (EPD) to minimise the potential adverse environmental impacts and nuisance to the surrounding area.

- 3.6 Furthermore, the applicant will follow the 'Control of Oily Fume and Cooking Odour from Restaurants and Food Business' issued by EPD to control oily fume and cooking odour emissions generated from the eating place. To fulfill the requirements of the *Air Pollution Control Ordinance*, adequate equipment for air pollution control will be provided at the kitchen ventilation system to treat fume emissions before being discharged to the environment.

4) Conclusion

- 4.1 Significant nuisance to the surrounding areas arising from the proposed development would not be anticipated. Adequate mitigation measures e.g. the submission and implementation of fire service installations proposal will be provided to mitigate any potential adverse impact that would have arisen from the proposed development.
- 4.2 In view of the above, the Board is hereby respectfully recommended to **approve** the subject application for '**Proposed Temporary Eating Place (with OSA) for a Period of 3 Years**'.

R-riches Planning Limited

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LIST OF PLANS

Plan 1	Location plan
Plan 2	Zoning plan
Plan 3	Land status plan
Plan 4	Layout plan